108.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	775,000	/	775,000
USE VALUE:	775,000	/	775,000
ASSESSED:	775,000	/	775,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI XIAODONG
Owner 2:	
Owner 3:	
Street 1:	110 SPRING ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	LATCHFORD MAUREEN -
Owner 2:	-
Street 1:	23 CLYDE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	336,100		438,900	775,000
Total Card	0.158	336,100		438,900	775,000
Total Parcel	0.158	336,100		438,900	775,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.02 | /Parcel: 381.0

Legal Description

User Acct
68731
GIS Ref
GIS Ref
Insp Date
09/11/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0005.0

!8452!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,100	0	6,900.	438,900	775,000	775,000	Year End Roll	12/18/2019
2019	101	FV	249,100	0	6,900.	445,200	694,300	694,300	Year End Roll	1/3/2019
2018	101	FV	249,100	0	6,900.	332,300	581,400	581,400	Year End Roll	12/20/2017
2017	101	FV	249,100	0	6,900.	301,000	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	249,100	0	6,900.	288,400	537,500	537,500	Year End	1/4/2016
2015	101	FV	238,600	0	6,900.	244,500	483,100	483,100	Year End Roll	12/11/2014
2014	101	FV	231,400	0	6,900.	232,000	463,400	463,400	Year End Roll	12/16/2013
2013	101	FV	231,400	0	6,900.	220,700	452,100	452,100		12/13/2012

PRINT

Date	Time
12/10/20	23:01:37

LAST REV

Date	Time
11/30/20	09:15:43
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8452

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LATCHFORD MAURE	62624-526		9/13/2013		530,000	No	No		
	21095-043		12/1/1990		20,000	No	No		A

USER DEFINED

Prior Id # 1:	68731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2020	Mail Update	JO	Jenny O
9/11/2018	MEAS&NOTICE	CC	Chris C
1/8/2009	Measured	372	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	5									438,902						438,900	

Total AC/HA:	0.15840	Total SF/SM:	6900	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,902	Spl Credit		Total:	438,900

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16622412
Const Adj.:	0.99989998
Adj $ / SQ:	157.425
Other Features:	79214
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456655
Depreciation:	120557
Depreciated Total:	336098

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

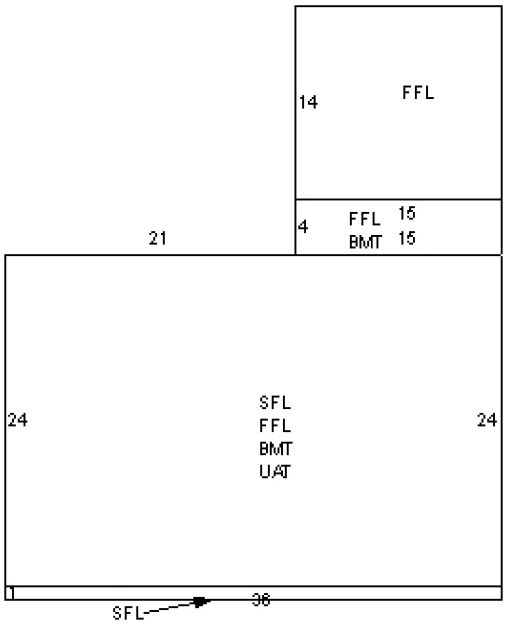
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.42
Special Features:	0	Val/Su Net:	105.89
Final Total:	336100	Val/Su SzAd	165.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	157.420	178,519
BMT	Basement	924	47.230	43,638
SFL	Second Floor	900	157.420	141,682
UAT	Upper Attic	216	62.970	13,601

Net Sketched Area:	3,174			Total:	377,440
Size Ad	2034	Gross Are	3822	FinArea	2034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: